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## **BENTON PARK HISTORIC DISTRICT**

### **Ordinance 67175 (Board Bill No. [06] 49)**

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An ordinance to designate portions of the Benton Park Neighborhood as a Local Historic District under provisions of Title Twenty-Four of the Code of the City of St. Louis, a complete description of the boundaries of the District more fully described in the body of this ordinance, and providing for a development plan including Design Standards to be applied within the district, containing severability clauses and an emergency clause.

**WHEREAS**, the preservation, protection and enhancement of buildings, other structures, parks and items of natural or artificial phenomena located within a district impart a distinctive aspect to the City of St. Louis by serving as a visible reminder of the historic, architectural and cultural heritage of the City; and

**WHEREAS**, the district herein described as the Benton Park Historic District has architectural and historical value which should be preserved for the people of the City of St. Louis and the State of Missouri; and

**WHEREAS**, the Benton Park neighborhood is distinct for the manner in which its historic buildings relate to one another and to the street, for its cross section of architectural styles and for its uniformity of construction.

**WHEREAS**, the combination of these physical characteristics and the importance of the Benton Park Historic District in the historical development of the City of St. Louis serves as a compelling reason for preserving the Benton Park Historic District.

**WHEREAS**, the establishment and enforcement of controls over exterior architectural features within the Benton Park Historic District will ensure the on-going historical value of the Benton Park Historic District. At the same time, such controls must reasonably accommodate contemporary design and lifestyles in order to maintain and improve the quality of life of those residing within the Benton Park Historic District.

**WHEREAS**, Part IV, Sections 16 through 34 of Ordinance 94689 provides for the creation of historic districts and sets out the necessary procedure to be followed in establishing such a district.

***Be it ordained by the City of st. Louis as follows:***

#### **PART I**

**SECTION ONE.** Pursuant to and in accordance with Part IV, Sections 16 through 34 of Ordinance 64689 of the City of St. Louis, the area set out below is hereby designated as a Historic District to be known as the Benton Park Historic District and shall consist of the area described as follows:

Commencing at the intersection of the mid-street right of way line of  
Gravois Avenue and the mid-street right of way line of Jefferson Avenue

and proceeding south along Jefferson Avenue to the intersection of the mid-street right of way line of Jefferson Avenue and the mid-street right of way line of Cherokee Street, then proceeding east along Cherokee Street to the intersection of the mid-street right of way line of Cherokee Street and the eastern side of Indiana Avenue, proceeding north along the east side of Indiana Avenue to the intersection of the south side of Indiana Street and the alley north of Cherokee Street, proceeding east along the alley north of Cherokee Street to intersection of the alley north of Cherokee Street and Lemp Avenue, proceeding east across Lemp Avenue to the intersection of Lemp Avenue and the alley north of Cherokee Street, proceeding east along the alley north of Cherokee Street to the intersection of the alley north of Cherokee Street and the alley west of Demenil Street, proceeding north along the alley north of Demenil Street to the intersection of the alley north of Demenil Street and the north side of Utah Street. Proceeding along the north edge of Utah Street to the intersection of Utah Street and the western edge of Interstate Highway 55, proceeding north along the west edge of Interstate Highway 55 to the intersection of the west edge of Interstate Highway 55 and the north west edge of the parcel located at 1825 Lami Street. After encompassing the entire parcel of 1825 Lami Street northwest proceed west along the western edge of Lami Street proceeding to the intersection of Lami Street and Lemp Avenue. Proceed south along mid line of the right of way of Lemp Avenue to the intersection of the mid line of the right of way of Lemp Avenue and Victor Street, proceed west on the mid-line of the right of way of Victor Street to the intersection of Victor Street and Salena Street, proceed north along Salena to the intersection of Salena Street and Cushing Street, proceed west along Cushing to the intersection of the alley directly south of Gravois Avenue and Cushing Street, proceed west along the alley directly south of Gravois to the intersection of the alley directly south of Gravois and McNair Street, proceed south along McNair to the intersection of McNair Street and Cushing Street, proceed west along Cushing Street to Victor Street, proceed west along Victor Street to the intersection of Victor Street and the alley north of Sidney Street, west along the alley north of Sidney Street to the north west rear corner of the parcel identified as 2311 Sidney Street, south along the west edge of the parcel identified as 2311 Sidney Street to the mid line of Sidney Street proceeding west to the intersection of Gravois Avenue and Sidney Street back to the point of the beginning.

**SECTION TWO.** The proposed standards to be applied within the district including, but not limited to demolition, facades, setbacks, height, scale, materials, color and texture, for all structures and the design details of all fences, streets and drives, street furniture, signs and landscape materials are set out in the Historic District Development Plan and

Design Standards (the Standards) attached as Part II. The Standards, which have been reviewed and approved by the Preservation Board, the Board of Public Service and the Planning and Urban Design Commission and recorded in the Office of the Recorder of Deeds, a copy of which is attached hereto, are hereby adopted and incorporated herein by reference. Copies of said standards shall also be filed for inspection in the Office of the Register and in the Office of the Building Commissioner.

**SECTION THREE.** All sections of this ordinance are hereby declared to be independent sections and parts of sections and notwithstanding any other evidence of the legislative intent it is hereby declared to be the controlling legislative intent that if any provision of said section, or the application thereof to any person or circumstance, other than those as to which it is held invalid, shall not be affected thereby and it is hereby declared that this ordinance would have been passed independently of such section, sections or parts of a section so held to be invalid.

**SECTION FOUR.** This being an ordinance necessary for the immediate preservation of the Public Welfare, it is hereby declared to be an emergency measure and shall become effective immediately upon passage and approval of the Mayor.

## **PART TWO DEVELOPMENT PLAN**

**SECTION ONE.** The current plan for future development of the Benton Park Historic District is defined by the 2005 City of St. Louis Strategic Land Use Plan (the Plan). Under the Plan the District is defined as a Neighborhood Preservation Area with outlying nodes of Neighborhood Commercial Areas and one Opportunity Area. Implementation of the Plan is anticipated by building on the value of the neighborhood's inheritance of un-replaceable historic buildings by causing the adoption of a historic district ordinance containing design standards for rehabilitation and new construction, by limiting demolition of historic properties and by continued appropriate development of both residential and commercial properties within its boundaries. This projected development is expected to be funded not only through the use of the State and Federal Tax Credit for Historic Preservation Programs, but also through market rate investments in development of properties in the area.

**SECTION TWO.** It is anticipated the establishment and enforcement of clear and consistent standards to govern the exterior architectural features within the Benton Park Historic District will augment the benefits of National Register listing by ensuring that all rehabilitation and/or new construction projects are executed to the same high standard and that the on-going historic and real estate value of properties within the Benton Park Historic District will thus be maintained. At the same time, it is anticipated that these controls will reasonably accommodate contemporary design and lifestyles in order to maintain and improve the quality of life of those residing within the Benton Park Historic District.

It is also anticipated that the protection and rehabilitation of the existing building stock is in the best economic and social interest of the neighborhood, its residents and property owners as depletion of the existing building stock would not only

- threaten the National Register status of the district and thus the use of the Federal and State Historic Preservation Tax Credit programs,
- diminish the opportunity for increased tourism in the City's valuable historic areas, but also
- destroy the irreplaceable National treasure of this intact, 19th Century, working class neighborhood with its highly detailed and richly ornamented brick buildings.

**SECTION THREE.** Zoning Map: No changes in the current zoning map or of current uses are anticipated by the adoption of this historic district ordinance.

### **PART III**

**HISTORIC DISTRICT DESIGN STANDARDS (See [Benton Park Historic District Standards](#))**

***APPROVED July 18, 2006***